



**Price**  
**£800,000**

**Freehold**

4x  2x  3x 

**Birch Close, Eynsford,  
Kent, DA4**

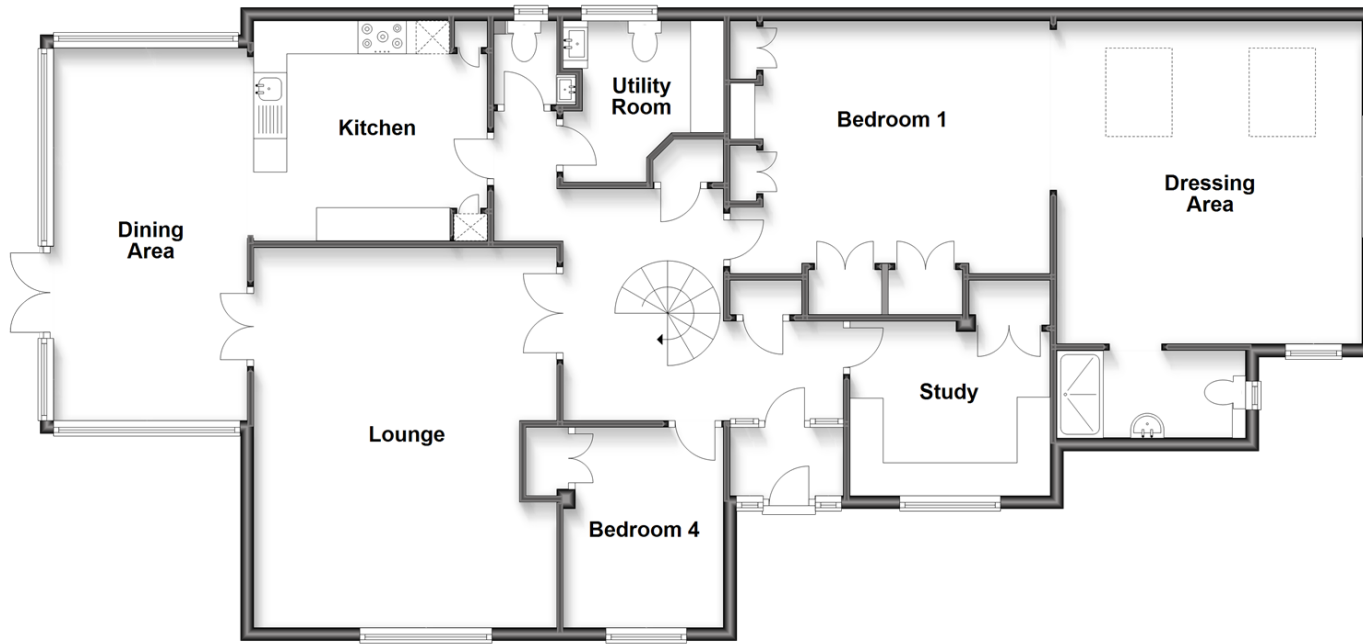
**OVER 60?**

Secure this property  
for up to **59% less!**

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## Ground Floor

Approx. 144.9 sq. metres (1560.2 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hall  
 Lounge: 18'8 x 13'8 (5.69m x 4.17m)  
 Dining Area: 18'6 x 9'6 (5.64m x 2.90m)  
 Kitchen : 11'8 x 10'9 (3.56m x 3.28m)  
 Utility Room: 7'9 x 7'8 (2.36m x 2.34m)  
 Cloakroom  
 Study: 10'10 x 8'5 (3.30m x 2.57m)  
 Dressing Area: 15'6 x 12'5 (4.73m x 3.79m)  
 Bedroom 1: 16'1 x 15'2 (4.91m x 4.63m)  
 En-suite Shower Room  
 Bedroom 4: 9'9 x 7'9 (2.97m x 2.36m)

### FIRST FLOOR

Landing  
 Bedroom 2: 12'7 up to fitted wardrobes x 9'5 (3.84m x 2.87m)  
 Bedroom 3: 15'8 up to fitted wardrobes x 9'4 (4.78m x 2.85m)  
 Shower Room

### OUTSIDE

Driveway  
 Garage  
 Front Garden  
 Rear Garden





## Main features

- Fabulous detached chalet bungalow
- Excellent cul-de-sac location
- Walking distance to Eynsford train station
- Corner plot with ample parking for several vehicles and access to a detached garage
- Easy access to local amenities and a short drive to high street shopping at nearby Sevenoaks



### Nearest Schools

Primary Schools: The Anthony Roper Primary 0.5 miles, High Firs Primary 2.3 miles, Crockenhill Primary 2.3 miles

Secondary Schools: Parkwood Hall School 2.1 miles, Swanley Technology College 2.7 miles, Hextable School



### Transport Information

Train Stations: Farningham Road 2.9 miles, Longfield 4.6 miles, Dartford 5.8 miles



### Address

Birch Close, Eynsford, Kent, DA4



### Directions

For directions to this property please contact us.







**Wards**  
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Call Eynsford Branch 01322 862844 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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